

PRICE REDUCED: \$1,950,000

CASCADE PIONEER BLDG // INVESTMENT - OWNER/USER OPPORTUNITY

10825 E MARGINAL WAY S, TUKWILA, WA 98168



PROPERTY HIGHLIGHTS

- 9,599 SF Office/Warehouse building
- 5,186 SF of Office Available to an Owner/User with Interim income from month to month tenant
- Warehouse leased to long-term tenant
- Priced at \$203.15 PSF building
- Land Area: 21,398 SF
- Zoning: MIC/H
- Convenient Access to I-5 & SR 99
- Passive Income from Cell Tower & Billboard
- Ample Parking

SCOTT CLEMENTS
206.445.7664
sclements@orioncp.com

DAVID BUTLER
206.445.7665
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1218 Third Ave // Suite 2200
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ORION
COMMERCIAL PARTNERS

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PROPERTY AERIAL



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